



**Borrower:** W Wagner, David

**Address:** 55 Downing St, East Greenwich, RI 02818

NO  
I M A G E  
A V A I L A B L E

Date of Report: 12/07/2017

Loan Id: [REDACTED]

Product: [REDACTED]

#### Property Characteristics

	Vendor Opinion	Reconciled Opinion
Property Type	Single Family Residence	Single Family Residence
GLA	3372	3424
Bedroom (count)	4	5
Bathroom (count)	4	3
Half-Bathroom (count)	1	1
Age	42	42
Condition	G-Good	A-Average
View	Typical	Typical
Location	Suburban	Suburban
Occupancy	Owner	Owner
Lot Size	58370	58370
Average Months in Market		4
30 Day (Quick Sale) As-Is Price	530000	
Normal Market Time As-Is	530000.00	
As-Repaired Price	530000	

**Reconciled Market Value: \$530000.00**



### Review Comments:

A re-review was completed on the 2055 dated 11/06/2017. The subject was reported to be in Average condition and was reportedly owner occupied. A review of the 2055 subject photos depict the subject to be in average exterior condition as of the date of the 2055. Subject property is located in a suburban Greenwich RI 02818. It is an occupied single family residence built in 1975 with a GLA of 3,424 sq. ft. in average condition with 9 rooms, 5 bedrooms, 3.5 baths, partially finished basement on a 1.34 acres lot. The property has 3 car attached garage, Pool. Property characteristics were reconciled using the Origination Appraisal and recent photographs. 2055 described the property similarly. According to 2055 and online sources the subject has not sold in the past 36 months and is not currently listed for sale. Research indicates that the subject property is located close proximity to interstate highway, The Subject property and all the comparables used for value support are from the same neighborhood having similar external factors. The subject property and all the comparables used for value support are from the same neighborhood having similar external factors. Collateral Analytics report indicates the market is increasing. There is limited REO activity in the immediate market area. The 2055 reports market values are stable in the past 12 months, there is a in balance supply of available properties, and marketing times were reported as under 3 months. The 2055 provided comps are located within 0.95 miles from the subject. The following supportive comparables were considered to establish a reliable reconciled value: 160 Tamarack Dr, East Greenwich, RI 02818 Sale price - \$ 545,000, Date of Sale – 6/28/2017, Distance 0.06 miles, single family GLA – 3,074 sq. ft. Bed - 4 , Bath – 2.5 Year Built - 1966 , Lot size – 31,594 sq. ft, average condition. Data source - Sale comparable from current 2055 45 Devon Ct, East Greenwich, RI 02818 Sale price - \$ 540,000, Date of Sale – 8/4/2017, Distance 0.17 miles, single family GLA – 3,318 sq. ft. Bed - 4 , Bath – 2.5 Year Built - 1975 , Lot size – 30,962 sq. ft, average condition. Data source - Sale comparable from current 2055 The above comparable support the Appraiser value of \$530,000. There is no significant variance from the prior reviewed value .